

# UNOFFICIAL COPY

## DEED IN TRUST



THE GRANTOR, JOAN KOSCIELSKI,

Of Oak Lawn, Cook County, Illinois,  
for and in consideration  
of ten (\$10.00) dollars and no/100,  
and other good and valuable consideration  
in hand paid, CONVEYS and QUIT

Doc#: 0518108021  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 06/30/2005 11:16 AM Pg: 1 of 3

CLAIMS to JOAN KOSCIELSKI, as Trustee under the Provisions of a Land Trust Agreement dated the 20th day of JUNE, 2005, and known as Trust No. JK #1, (herein after referred to as "Trustee", regardless of the number of Trustees), and unto all and every successor or successors in Trust under said Trust Agreement, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**Unit 2SW in 10831 Keating Condominium, as delineated on survey of the following described real estate: The Southwest 1/4 of Lot 3 and the North 40 feet of Lot 5 in Block 15 in Frederick H. Bartlett's Highway Acres, being a Subdivision of the South 1/2 of the West 1/2 of the Northwest 1/4 and the West 1/2 of the Southwest 1/4 in Section 15, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit A to the Declaration of Condominium recorded as Document 98368342 together with its undivided percentage interest in the common elements in Cook County, Illinois.**

**Permanent Real Estate Tax Index No(s): 24-15-308-029-1007**

**Address(es) of Real Estate: 10831 S. Keating, Apt. 2SW, Oak Lawn, IL 60453**

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subside said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate; to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or changes or any kind; to release, convey or assign any right, title or interest in or about or easement part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expedience of any act of said trust, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument

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executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof, the trust created by this Indenture and by said trust agreement, was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trusts deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate rights, powers, authorities, duties and obligations of it's, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to be said real estate as such, but only any interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor hereby expressly waives and releases any and all rights or benefits under and by virtue and of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

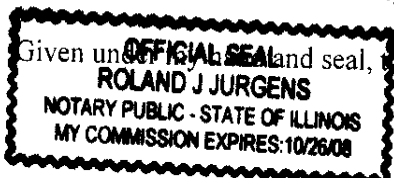
IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set her hand and seal, this 20th day of JUNE, 2005.

Joan Koscielski  
JOAN KOSCIELSKI

State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOAN KOSCIELSKI,

Is/are personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and seal, this 20th day of JUNE, 2005.

Roland Jurgens NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY AND  
MAIL TO: Attorney ROLAND J. JURGENS  
10200 S. CICERO, OAK LAWN, IL 60423

MAIL FUTURE TAX BILLS TO:  
JOAN KOSCIELSKI  
10831 S. Keating #2SW  
Oak Lawn, IL 60453

EXEMPT UNDER PROVISIONS OF PAR. 4, SEC. E OF THE REAL ESTATE

TRANSFER TAX ACT. DATE: 6-20-05, 2005

Joan Koscielski  
Buyer, Seller or Representative

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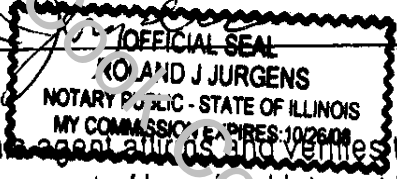
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 6/28/05

Signature *Jon Koscielni*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2005  
XXXXXXXX

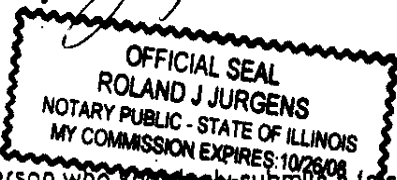
NOTARY PUBLIC *R Jurgens*  


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 6/28/05

Signature *Jon Koscielni*  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005  
XXXXXXXX

NOTARY PUBLIC *R Jurgens*  


Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)